

An aerial photograph of a suburban residential area. The map shows a grid of streets and numerous houses. At the top, a road is labeled 'HONDO PASS'. Below it, a street is labeled 'SKYLINE'. In the center, the text 'Sunrise Acres & Park Foothills Area' is overlaid in a large, black, serif font. To the left of the text, a street is labeled 'SUNRISE'. Below 'SUNRISE', a street is labeled 'SUNRISE'. To the right of the text, a street is labeled 'PATRIOT LANE'. At the bottom, a street is labeled 'MERCURY'.

Sunrise Acres & Park Foothills Area



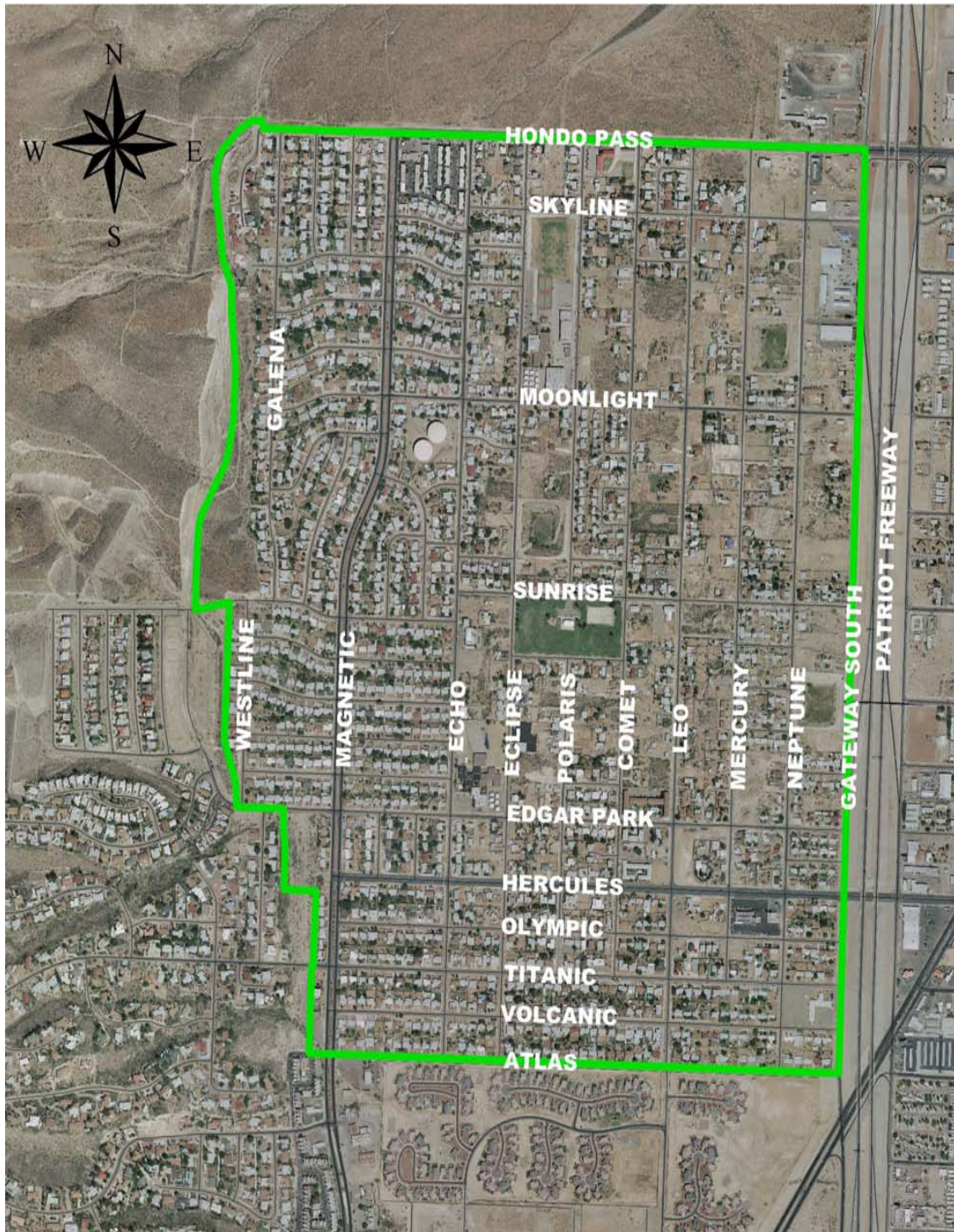
Issues:

- Developing an overall neighborhood design that is consistent and looks at platting, density of housing, and respect for the natural geography of the mountain and foothills.
- Impact of new development on overcrowded schools (Edgar Park Elementary & Canyon Hills Middle School) and parks.
- Impact of new development on traffic, parking and drainage (a forward-looking plan for future infrastructure needs).
- A need for creating/maintaining open space.



Applicable Selection Criteria:

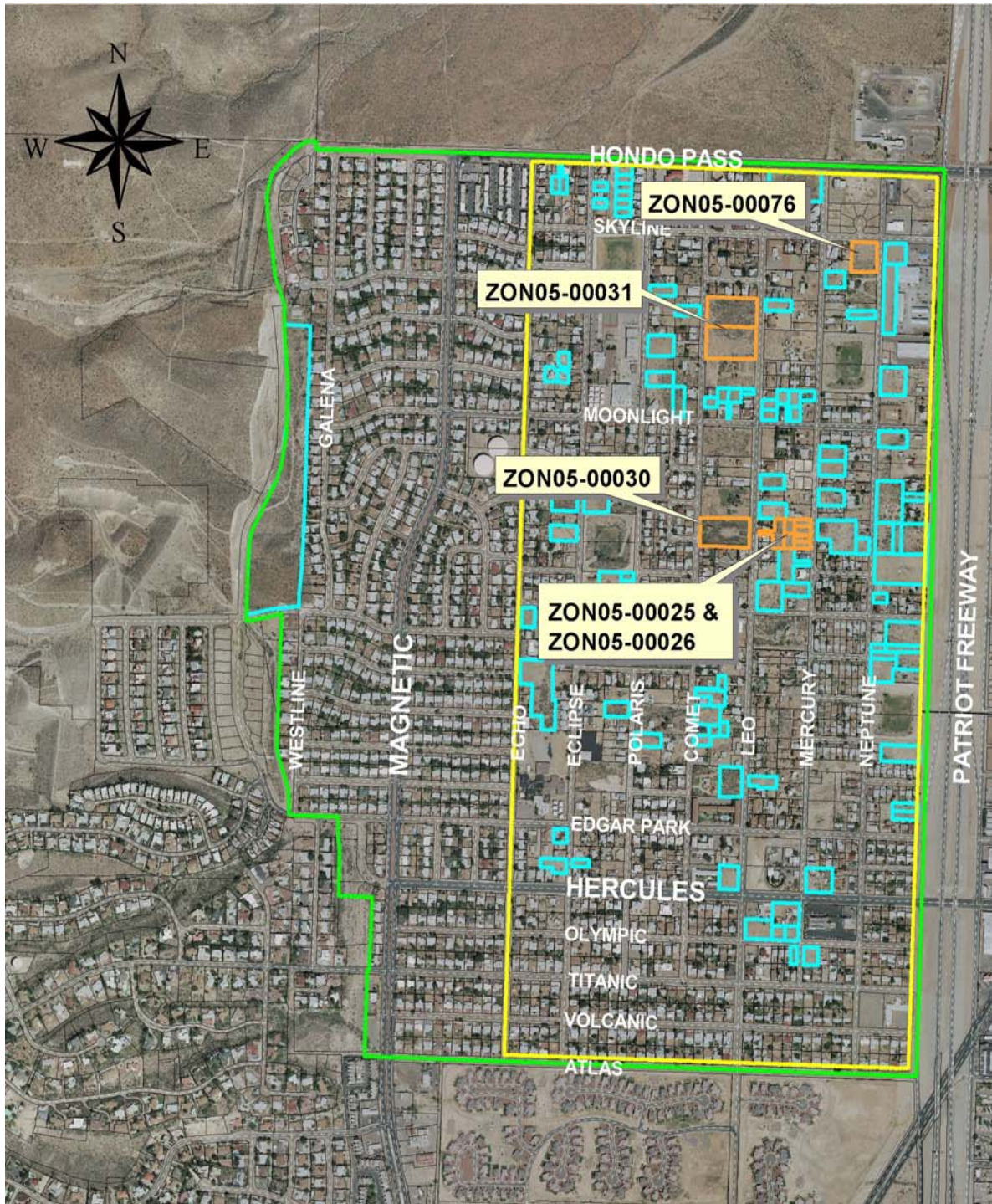
- Neighborhood in transition
- Pressing land use, infrastructure or municipal service issue in a neighborhood
- Identification as a mixed-use area in the Comprehensive Plan
- Appropriateness of issues to address in the neighborhood plan



The City Plan Commission has recommended that the boundary for this plan be:

North: Hondo Pass
East: Gateway South
South: Atlas
West: Behind properties on Galena, Westline and Magnetic

Area residents may suggest changes to the boundary at the first public meeting.



RECENT ACTIVITY

 **2005 Rezoning/Special Permit requests**

ZON05-00025 – Rezone R-4 to R-3A

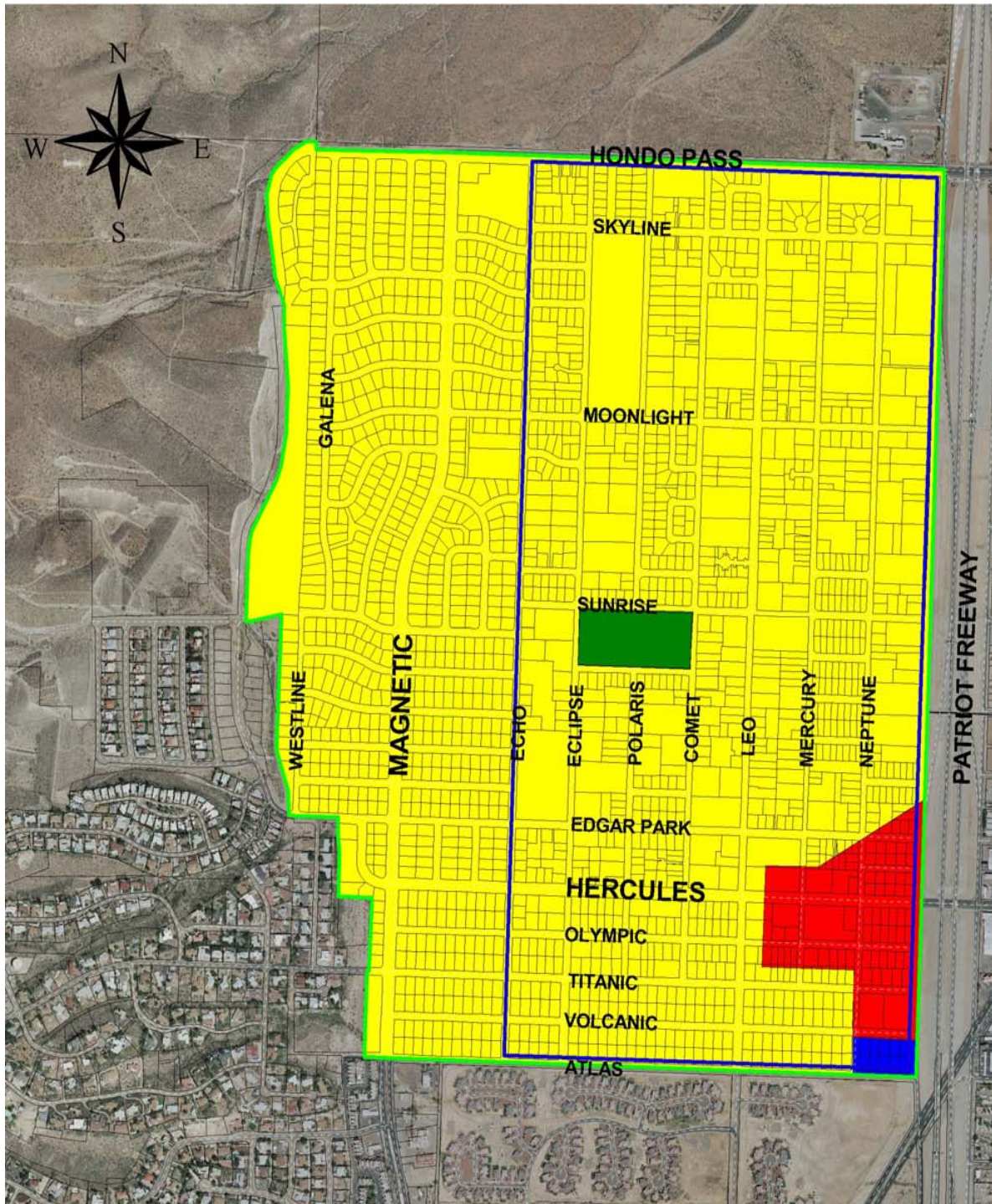
ZON05-00026 – Special Permit to allow for reduced lot depth and front setbacks

ZON05-00030 – Special Permit to allow for reduced lot depths and minimum lot area





ZON05-00031 – Special Permit to allow for reduced lot depths and minimum lot area

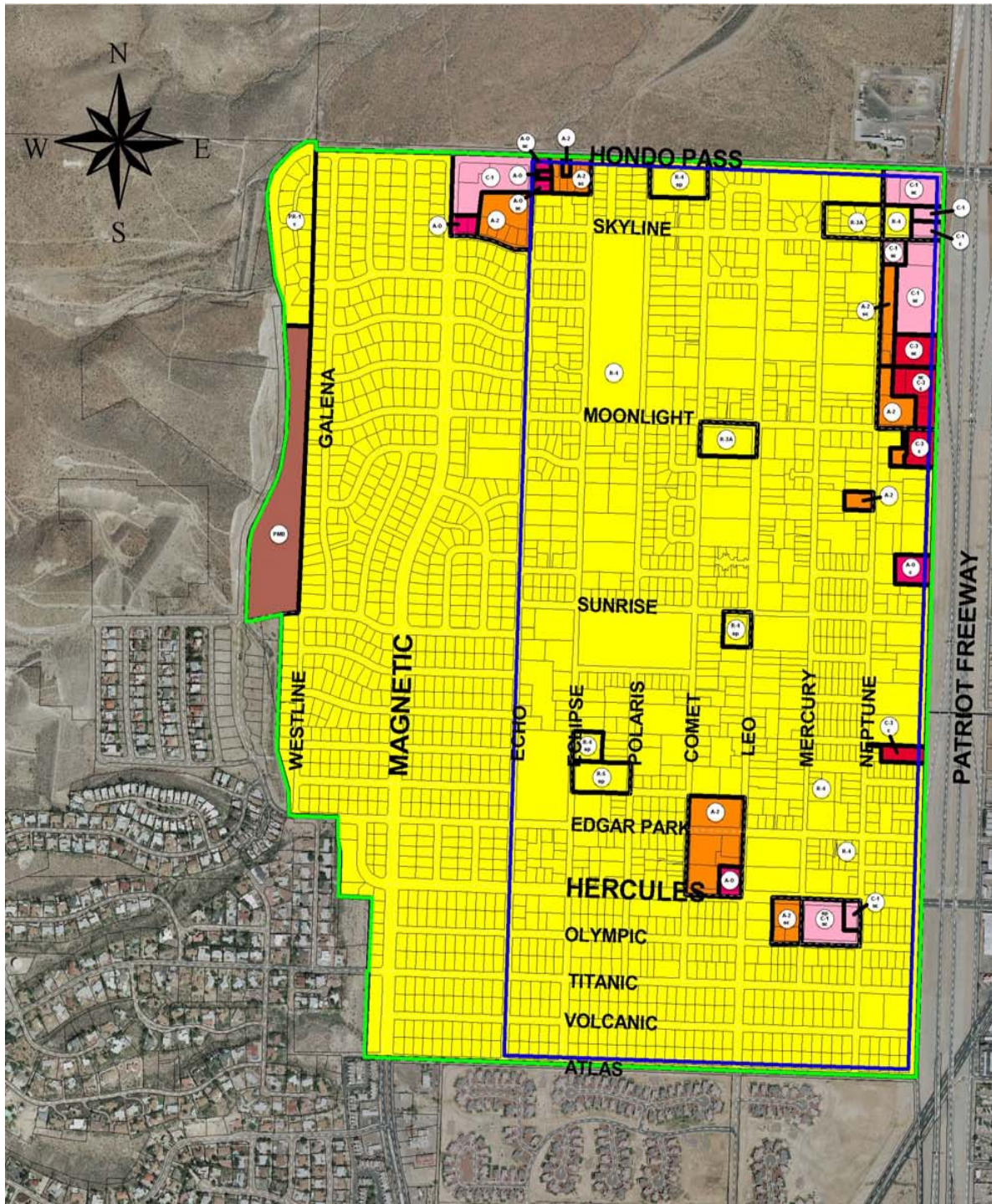
ZON05-00076 – Rezone R-4 to R-3A

 **Vacant Land**



PROJECTED GENERAL LAND USE 2025

-  Residential
-  Commercial
-  Mixed Use
-  Parks and Open Space



CURRENT ZONING

 R-3A, R-4, R-5, PR-1

 C-3

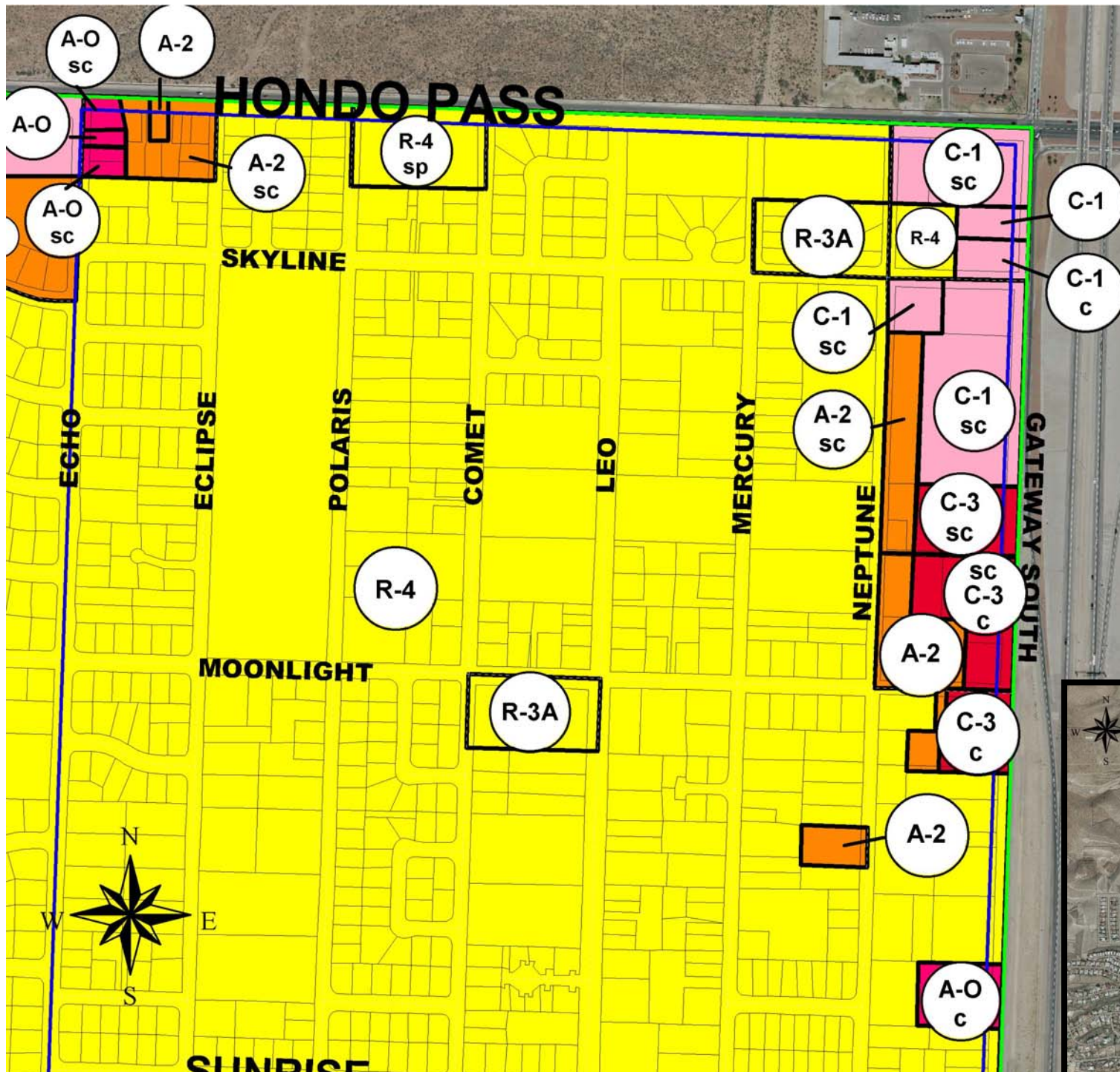
 C-1

 A-2

 A-O

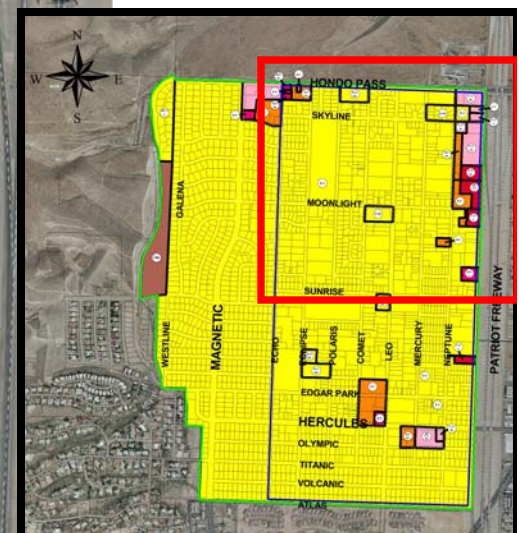
 PMD

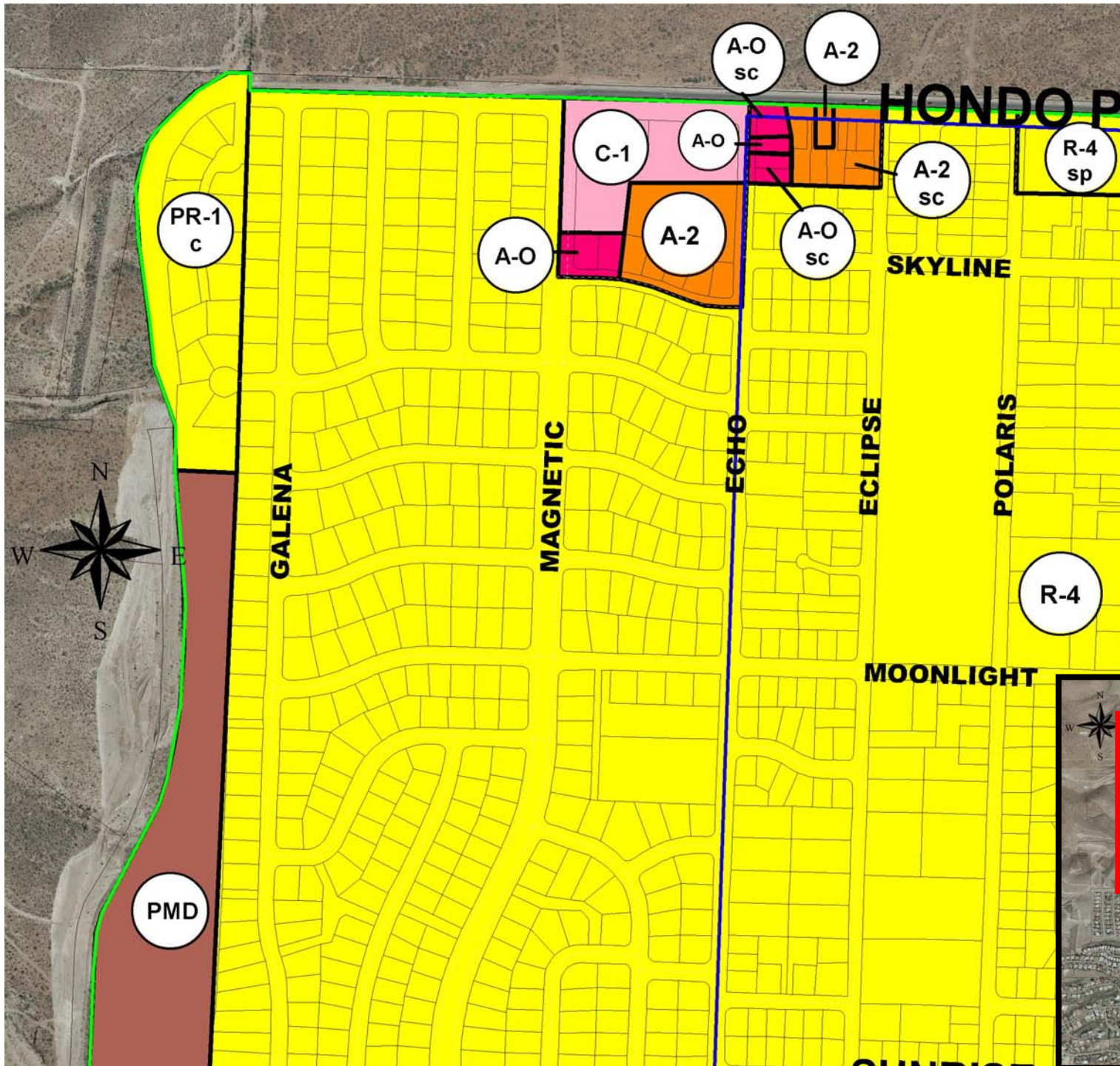
C-1 & C-3 rezoning in northeast corner was primarily done in the mid-80's, with a few parcels being rezoned later. Latest R-4 to C-3 zoning change took place in 2003.



**CURRENT
ZONING**

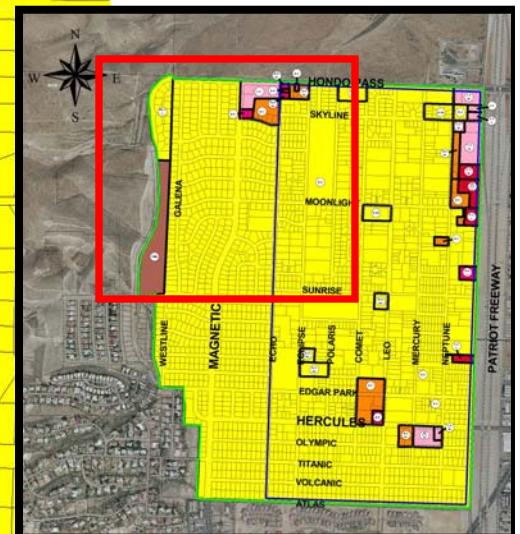
Map Location

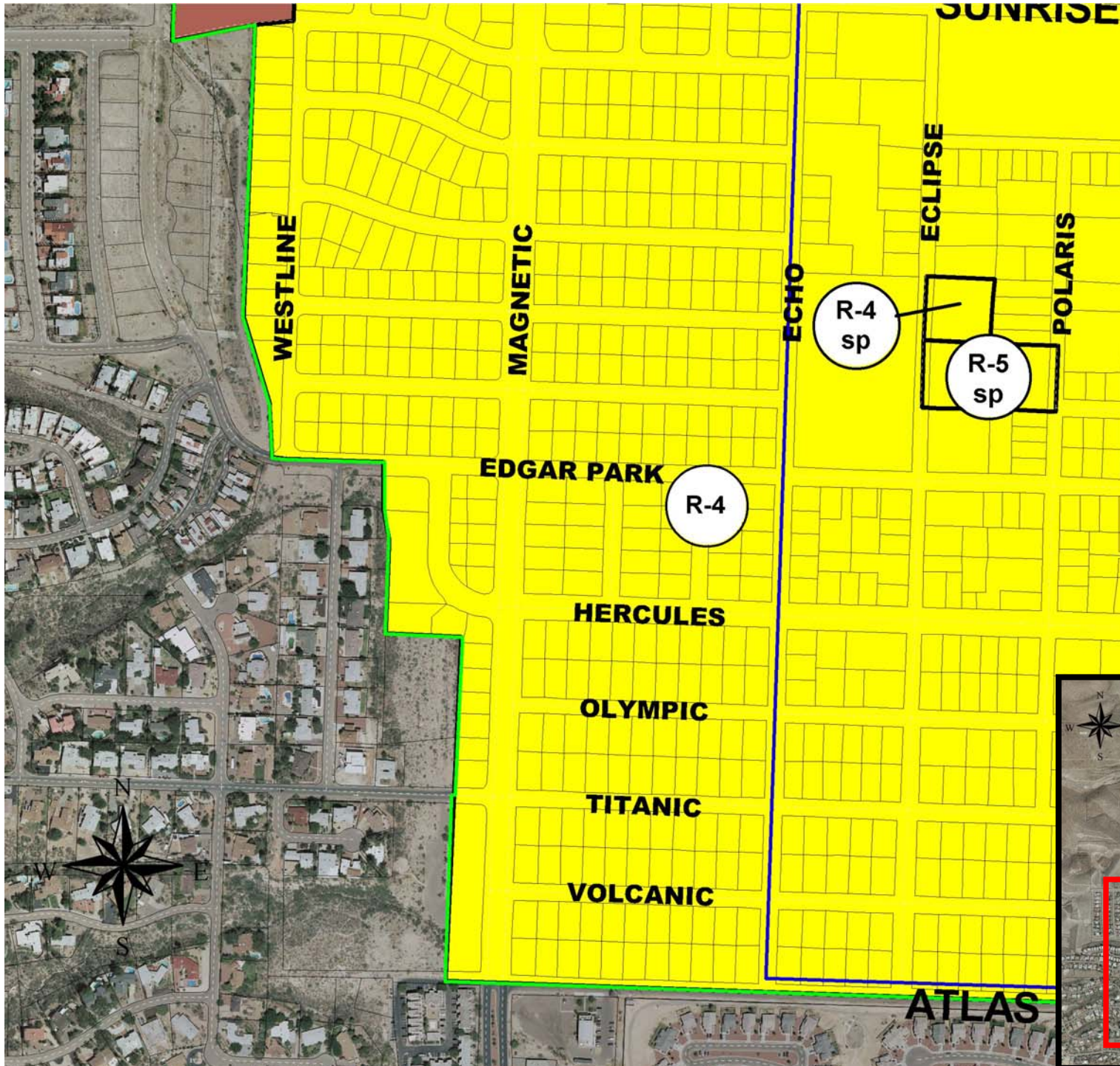




**CURRENT
ZONING**

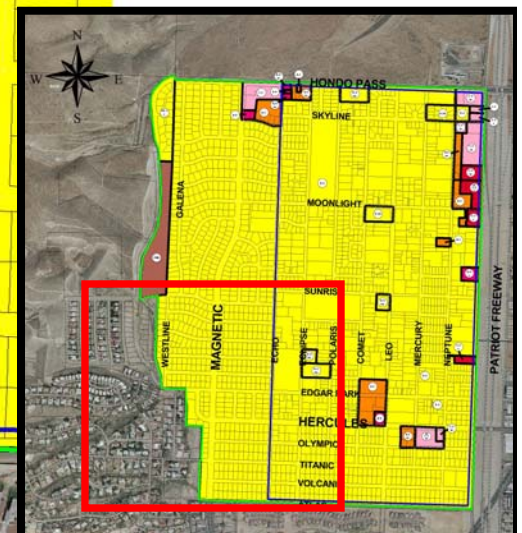
Map Location

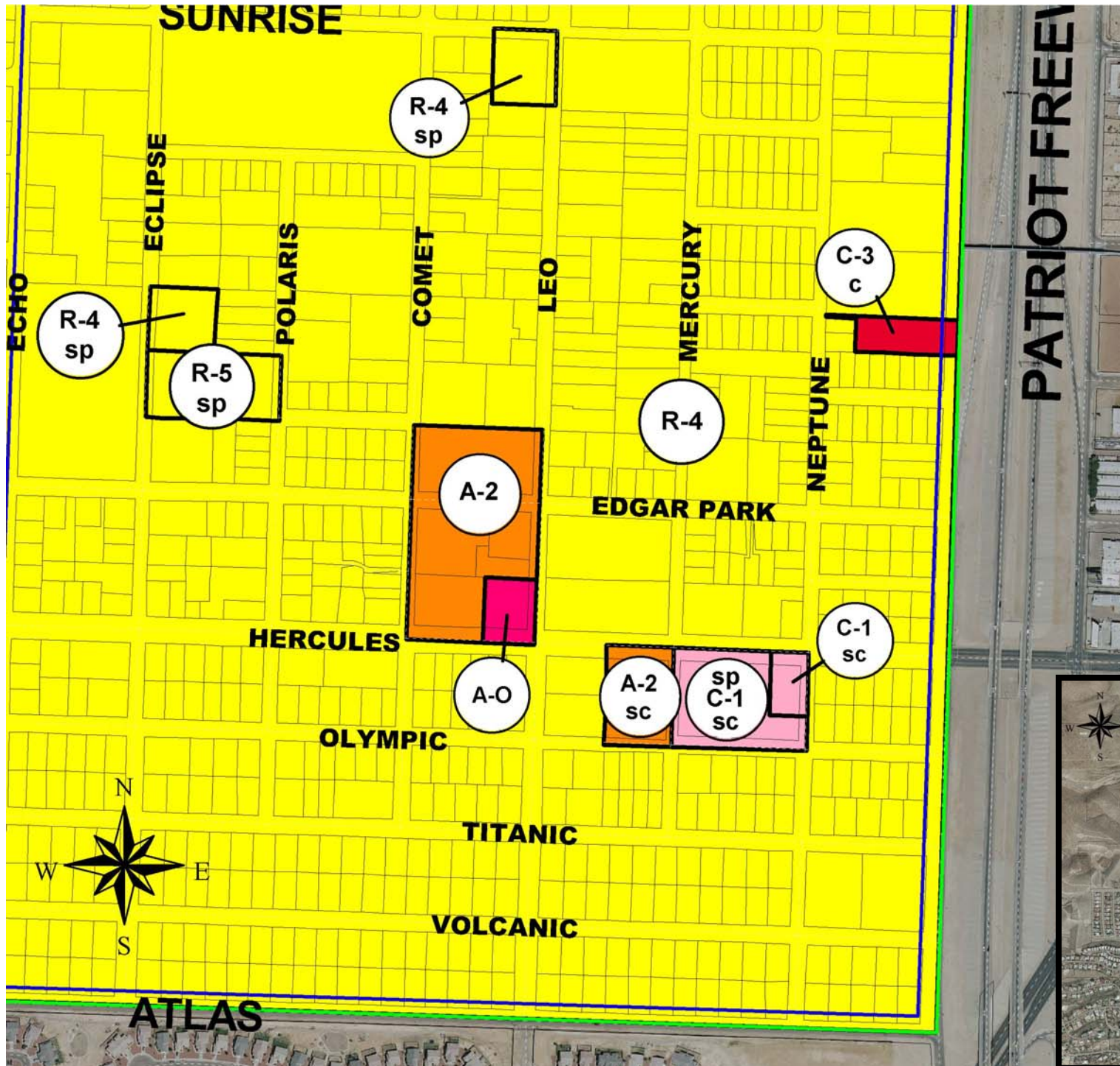




**CURRENT
ZONING**

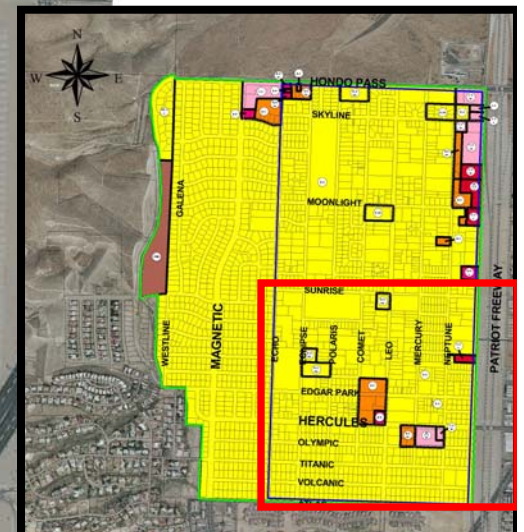
Map Location





**CURRENT
ZONING**

Map Location





Existing homes on
Hondo Pass

Abandoned homes in
Sunrise Acres



New development in
Sunrise Acres

